

Antonio del Rio Building
(Llano Building)
1514-1516-1518 E. Eighth Avenue
Ybor City (Tampa)
Hillsborough County
Florida

HABS No. FL-265

HABS
FLA
29-TAMP,
21-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

ADDENDUM
1971

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

ANTONIO del RIO BUILDING
(Llano Building)

HABS No. FL-265

Location: 1514-1516-1518 East Eighth Avenue, Ybor City, Tampa, Hillsborough County, Florida.

Present Owners: Delia Dolores Aguirre, controlling interest
Jose and Rose Fernandez
Mercedes Llano

Present Occupants: The first floor of the building is rented to the Ybor City Urban Renewal Site Office. The second floor is the residence of Mercedes Llano.

Significance: The building was constructed for commercial and residential uses, and includes a decorative front balcony, which typifies many of the turn of the century Ybor City buildings.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Circa 1906.
2. Architect: The architect was probably a local resident of Tampa.
3. Original and subsequent owners: The building was constructed on the original land allotment purchased from John Lesley by Vincent Martinez Ybor, one of the founders of the cigar industry in Ybor City. It is located in the Ybor City subdivision, Block 48, the west 45 feet of lot 45. In 1887 the lot was incorporated into the Ybor City Land and Improvement Company, and in 1891 it was sold to Josefa Garcia. Josefa Garcia married Antonio del Rio who constructed the building with her own funds. Failure to pay back taxes resulted in the sale of the land and building in 1913. In 1922 Jose and Dolores Fernandez Mouriz arrived from Spain with their two children. They purchased the building, leasing out the first floor to various businessmen while living in the upper floor. Since then the ownership of the building has been in the same family, with Rose Fernandez, Mercedes Llano and Delia Dolores Aguirre being the present owners. The latter holds controlling interest. The following title records of the building are compiled from Chelsea Title and Guaranty Company, Tampa, Florida.

1887

Deed recorded January 25, 1887, filed June 18, 1887
Book X, page 61
Vincent Ybor and Wife
to
Ybor City Land and Improvement Company

1891

Deed recorded December 15, 1891, filed June 14, 1892
Book 22, page 497
Ybor City Land and Improvement Company
to
Josefa Garcia

(Josefa Garcia married Antonio del Rio, who built the house. Failure to pay a bill for back taxes due, resulted in the sale of the land and house by G. L. Larimore, Esquire, special master who was appointed to sell the West 45 feet of Lot 8.)

1913

Deed recorded June 5, 1913, filed June 5, 1913
Book 182, page 101
Antonio del Rio
to
G. L. Larimore, Esquire

1913

Deed recorded July 9, 1913, filed August 11, 1913
Book 191, page 106
Sale of land from G. L. Larimore
to
J.D. McGregor

1914

Deed recorded March 12, 1914, filed March 25, 1914
Book 118, page 168
J. D. McGregor
to C. C. Whitaker

1922

Deed recorded July 7, 1911, filed July 15, 1922
Book 358, page 29
C. C. Whitaker and Wife
to

Jose Fernandez Mouriz and wife Dolores

(Jose and Dolores Fernandez Mouriz had four sons and four daughters. At their death, the children slowly sold out to the remaining family members.)

1951

Deed recorded March 31, 1951, filed April 4, 1951

Book 1622, page 51

Albert Fernandez and wife Elvira Gonzalez
to

Thomas Aguirre and his wife Aurora Fernandez and Aguirre
Fernandez

1961

Deed recorded February 27, 1961, filed April 24, 1961

Book 714, page 547

Antonio Gonzalez and wife Josefa
to

release claim to

Thomas Aguirre

Aurora Fernandez Aguirre

Mercedes Llano

Jose and Rose Fernandez

Alfonso Fernandez

1961

Deed recorded March 31, 1961, filed April 24, 1961

Book 714, page 548

Inocencia Vasquez

to

Thomas Aguirre

Aurora Fernandez Aguirre

Mercedes Llano, widow

Jose and Rose Fernandez

Alfonso Fernandez, single

Inocencia Vasquez, widow, one of the daughters of Jose and
Dolores Fernandez Mouriz sold her share to other family members
in 1961.

1961

Deed recorded July 10, 1961, filed July 14, 1961

Book 759, page 533

Charles Fernandez and wife Blanca
to

Thomas Aguirre

Aurora Fernandez

Mercedes Llano

Jose and Rose Fernandez

Alfonso Fernandez

1962

Deed recorded May 16, 1962, filed May 23, 1962

Book 940, page 153

Alfonso Fernandez

to

Aurora Fernandez Aguirre

Thomas Aguirre and wife

When the building was remodeled in 1965-66 owners of the property applying for a second mortgage were:

Aurora Fernandez Aguirre
Mercedes Llano
Jose and Rose Fernandez

4. Alterations: The building was remodeled in 1965-66 when the bricks on the front were sandblasted, exposing the original brick front which was covered by several coats of paint. The wooden trim around the windows and doors were also painted. Railings on the second floor balcony were replaced with new wood. On the first floor, protection bars were removed from the front windows along with steel shutters which covered the front door leading to the residence. The office spaces in the first floor were altered.

B. Historical Context:

There were several companies who rented office space in the first floor. They include Stein Furniture which used the space as a warehouse in 1920. In the 1930s the entire first floor was leased by Weber's Uniforms and Dresses. Uniforms were cut on one side of the building and sewed together on the other side. With the beginning of the 1940s the right side was leased to Tony Pizzo who operated International Brands, Incorporated, while Frank Badia operated a neon sign business on the left side through the 1940s and 1950s. There followed a period of vacancy on the first floor, but after the building was renovated on the inside and outside in 1965-66, the City of Tampa leased office space on the first floor. The City presently leases this office space.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The noteworthy architectural features of the building are the balcony with scrolled "S" shaped balusters and the "X" shaped truss beam on the roof. The latter is rarely used in other local buildings.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Over-all dimensions: The two-story building measures 44'-0" x 65'-2" with balcony 42'-8"x 8'-0" extending over the front sidewalk and porch 44'-0" x 10'-0" extending over the rear yard.

In the front (south) elevation the ground floor is three bays and the second floor is five bays.

2. Walls: Side and rear walls are 12" thick, of common brick and with headers at every seventh course. Front wall is 12" face brick, formerly painted, but now have been sandblasted back to its original surface and with the joints repointed. Iron lintel supports a header course of brick over the first floor storefronts. The lintel is supported at third points by square cast iron columns with decorative Doric design on their faces. The center doors on both floors and the windows on the second floor have radiating voussoirs of brick. A corbeled brick course extends across the front above the second floor windows. The facade is topped with a brick parapet having large corbeled dentils.
3. Structural system, framing: Masonry and wood bearing walls.
4. Porch, balcony: The building has a second floor balcony extending across most of its face. This balcony is supported on four 3" pipe columns. Eighteen inches at the base of each column has been encased in concrete, probably during renovation. The top of the columns terminate in floor flanges above which a wood 4"x 10" girder is attached. A 2"x 10" plate is lagged to the brick face of the building parallel to this girder. 2"x 4" balcony floor joists are framed between the girder and the plate. 1"x 4" floor decking is then carried on these joists. The balcony roof is supported by five 4"x 4" wood columns. At the top of the columns, spanning between the columns and the building face, is a 2"x 4" wood truss type beam. This truss has 1"x 2" cross bracing. No other examples have been found of a balcony roof supported this way. The truss is braced with decorative iron scrolls springing from the columns.

The balcony roof is corrugated iron without guttering. The railing is 2" pipe attached to the columns. The balusters are 1"x 1/4" iron bar stock formed into elongated "S" designs and riveted to channel iron runners at top and bottom. Short curved bar stock is riveted at mid-points of the "S" to act as washers and to give an "X" effect. The balustrade is riveted under the balcony rail at its top and attached to the columns at its bottom. The "S" design used for the balusters is the most common in the Tampa area and is still being used.

Rear porch is wooden replacement and has no distinguishing features.

5. Openings:
 - a. Doorways and doors: There are three doors opening onto the street. The center door, with operable transom, leads to the stairway to the residence above. On both sides of the center door are symmetrical storefronts, each with double opening doors. These double doors are centered between

plate glass windows. The balcony door, with a triple transom, is centered between two side panels with glass lights over recessed wooden panels.

The thresholds of the doors on the ground floor are terrazzo.

- b. Windows and shutters: The storefront windows are 5'-2"x 4'-6" plate glass with wooden frames and sills. There are wooden panels under these windows. Above each store window and door are 5'-2"x 3'-8" glass transoms. Early photographs indicate that there once were vertical bars on these transoms. Second floor windows are double-hung, one-over-one, with brick sills. This building extends to the lot lines on both sides, yet there are side windows. This seems to indicate that the building on each side must have been only one story high. There are five skylights serving interior rooms. They were once operable.

- 6 Roof: Flat roof with built-up roofing. Roof pitched from parapet in front to rear.

C. Description of Interior:

- 1. Floor Plans: First floor is two rectangular rooms extending from front to rear and used as stores. Second floor, used as a residence, has a central hall with five rooms opening onto it from each side. The hallway and the balcony are necessary to allow a breeze into the residence. In this climate a breeze is very important.
- 2. Stairways: Interior central stair is pine with simple wooden handrails.
- 3. Flooring: First floor stores are concrete with terrazzo trim. Second floor is pine.
- 4. Wall and ceiling finish: Plaster walls and decorative tin ceilings in the first floor stores. Plaster walls and ceilings in the second floor residence.
- 5. Doorways and doors: Doors are four panel. Doorways have wooden trim.
- 6. Hardware: Original brass front door handles.
- 7. Mechanical equipment: Not original.

- D. Site: The building faces south on East Eighth Avenue, one block from the main street in Ybor City.

Prepared by:

L. Glenn Westfall,
Historian
and
Donald W. Barnes, Jr.,
Architect
Historic American Buildings Survey
Summer 1973

PART III. SOURCES OF INFORMATION

A. Interviews:

Perriconi, Hope, daughter of Mercedes Llano, June 3, 1973.

Llano, Mercedes, part owner of the building, June 3, 1973.

B. Bibliography:

Fernandez family records, kept by Jose Fernandez

Property records, Chelsea Title and Guaranty Company

Clerk of Circuit Court Office Files, Hillsborough County
Courthouse, Tampa, Florida.

PART IV. PROJECT INFORMATION

The project was made possible by the National Park Service, the Florida Bicentennial Commission and the City of Tampa. Under the direction of John Poppeliers, chief of HABS, the project was completed during the summer of 1973 at the HABS Field Office, Hillsborough Community College, Tampa, Florida, by Professor Donald W. Barnes, Jr. (Architect, North Carolina State University), Field Supervisor; L. Glenn Westfall (Hillsborough Community College), Historian; and four student architects: Steven E. Bauer (University of Kansas); Weldon E. Cunningham (University of Texas); Daniel L. Jacoby (Cornell University); and Amy Weinstein (University of Pennsylvania). The written documentation was edited in 1982 by Susan McCown, a HABS historian in the Washington, D. C. office, for transmittal to the Library of Congress. Walter Smalling, Jr. took the photographs in 1979.

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